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## **SECTION 2 DEFINITIONS**

For the purpose of these Regulations, certain terms or words will be defined as follows: words in the present tense include the future; words in the singular number include the plural; and vice versa. The word "person" includes a partnership or corporation.

### **2.1 Accessory Building**

A subordinate building attached to or detached from the principal building located on the same lot and used for purposes customarily incidental and subordinate to the use of the principal building.

### **2.2 Accessory Use**

A use of land or a portion of a structure or building customarily incidental and subordinate to the actual principal use of the land, structure or building and located on the same lot with such principal use, structure or building.

### **2.3 Agriculture**

The cultivation of ground, including the harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture and forestry.

### **2.4 Boarding, Rooming Or Lodging House**

A dwelling, part of which is occupied by the owner of the dwelling as his permanent residence, in which lodging and meals are offered or provided for compensation to two or more persons up to a maximum of six persons by pre-arrangement for definite periods of time. A boarding, rooming or lodging house is to be distinguished from a hotel, motel, tourist home and supervised group quarters.

### **2.5 Building**

Any structure having a roof and intended for the shelter, housing or enclosure of persons, animals, properties or materials. Any other structure more than eight (8) feet high shall be considered to be a building, including a fence or wall but excluding a public utility pole or flagpole.

### **2.6 Building Heights**

The vertical distance from the grade to the top of the highest roof beams of a flat roof, or to the mean level of the highest gable or slope of a hip roof. AMENDED EFFECTIVE MARCH 26, 1984.

### **2.7 Building Line**

A line parallel to a street at a distance from the street line equal to the required front yard or at a greater distance if otherwise established by the Town Plan and Zoning Commission as part of an approved subdivision.



## **2.8 Club**

Premises owned and operated by a corporation or association of persons for social, civic, recreational, religious or fraternal purposes, but not operated primarily for profit or to render a service, which is customarily carried on as a business.

## **2.9 Convalescent, Nursing Or Rest Home**

A building or portion thereof for the lodging, care and treatment of five (5) or more persons. Such home does not contain equipment for surgical care or the treatment of injury and shall comply with any State requirements applicable to such homes.

## **2.10 Court**

An open unoccupied space other than a yard on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

## **2.11 Dwelling**

Any building or portion thereof which is designed or used exclusively for residential purposes, by human occupants, and containing one or more dwelling units.

## **2.12 Dwelling, Single-Family**

A dwelling used or designed exclusively for one dwelling unit; or a dwelling used or designed for two dwelling units provided a special permit has been granted for such additional dwelling unit pursuant to Section 6.11 Special Regulations. Effective October 14, 1983.

## **2.13 Dwelling, Two-Family**

A dwelling having two dwelling units.

## **2.14 Dwelling Multiple**

A dwelling having three or more dwelling units.

## **2.15 Dwelling Unit**

One room or a suite of two or more rooms designed for or occupied by one family for living and sleeping purposes and having only one kitchen or kitchenette.

## **2.16 Family**

One person, or group of two or more persons related by blood, marriage, legal adoption or legal guardianship, or a group of not more than six (6) persons who need not be so related, living and cooking together in the same dwelling unit as a single housekeeping unit. The persons constituting a family may also include up to six (6) foster children when a married couple permanently reside in the same dwelling unit as foster parents and gratuitous guests and domestic servants. A roomer, boarder, lodger or occupant of supervised group quarters, regardless of relationship or ownership, shall not be considered a member of a family.



## **2.17 Farm**

A tract of land containing five (5) acres or more, used wholly or in part for agricultural purposes, but excluding commercial greenhouses and commercial nurseries (involving the retail sale of flowers, shrubs, trees and other plants from buildings or structures on the premises, rather than exclusively from the ground) and commercial pig farms. A farm may include a dwelling unit and premises used for the keeping of livestock, poultry and other domestic animals when permitted by these Regulations.

## **2.18 Garage, Parking**

An accessory building used for the storage of vehicles for the use of occupants of the lot on which such building is located.

## **2.19 Grade**

A reference plane representing the average of finished ground level adjoining the building at all exterior walls. Effective March 26, 1984.

## **2.20 Guest House**

A residential accessory building located on the same lot as the principal building and used to house only domestics, or gratuitous guests of the family occupying the principal dwelling on the lot.

## **2.21 Historic And Monument Sites**

Those premises set aside primarily to commemorate a historical event, activity or person.

## **2.22 Home Occupation**

A use, not otherwise permitted in the zone, which is customarily and may properly be conducted for compensation as an accessory use on a residential lot (See Section 7).

## **2.23 Hotel - Inn - Motel**

A building or buildings designed and used primarily for temporary occupancy by transients, which provides or offers accommodations for a consideration for seven or more persons exclusive of proprietors and employees living on the premises. Rooms for public assembly and the serving of food may also be provided.

## **2.24 Livestock**

Grazing animals.

## **2.25 Lot**

A plot or parcel of land under separate ownership occupied or capable of being occupied by one principal building and the accessory buildings or uses customarily incident to it, including such open spaces as are required by these Regulations. Except in residential zones, more than one principal building under the same ownership may be considered as occupying the same lot, if approved by the Town Plan and Zoning Commission as a part of special permit and design review powers.



## **2.26 Lot Area**

The required lot area shall be deemed to be the product of multiplying the average width of a lot by a lot depth not greater than three times such width, regardless of the total depth of the lot.

## **2.27 Lot, Corner**

A lot having two adjacent sides facing a street or streets so that the interior angle of the intersection is not more than 120 degrees.

## **2.28 Lot, Depth Of**

The mean distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

## **2.29 Lot Frontage**

The minimum lot frontage shall be the shortest distance obtainable by measuring from any point where the building line intersects a lot side line to the opposite side line.

## **2.30 Motor Vehicles, General Repair And Services**

The business of repairing, overhauling, removing, adjusting or replacing parts of any motor vehicle and body repairing of any motor vehicle.

## **2.31 Motor Vehicle, Limited Repair And Service**

The business of minor repairs to any motor vehicle such as repairs and replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing and repair and replacement of shock absorbers.

## **2.32 Motor Vehicle Or Gasoline Service Station**

A building or structure designed or used for the retail sale or supply of fuels, lubricants, air, water and other operating commodities for motor vehicles, aircraft or boats and including the customary space and facilities for the installation of such commodities on or in such vehicles.

## **2.33 Nonconforming Building**

A building which does not conform to one or more of the applicable provisions of these Regulations, but which lawfully existed prior to the effective date of these Regulations or of any amendment hereof of change in zoning classification which created the nonconformity.

## **2.34 Nonconforming Use**

A use of land, structure, building or premises which is not a use permitted by the provisions of these Regulations for the zone in which such land, structure, building or premises is situated, but which lawfully existed prior to the effective date of these Regulations or of any amendment hereof or change in zoning classification which created the nonconformity.

## **2.35 Open Space**

An unoccupied space open to the sky and on the same lot as the building.



### **2.36 Parking Area, Private**

Any area of land which is used as an accessory use for parking of motor vehicles for the occupants, tenants, visitors, employees or patrons of a use or uses and is located on the same lot as said use or uses.

### **2.37 Parking Lot, Public**

Any tract of land, which is used as the principal use of the lot for the parking of motor vehicles.

### **2.38 Parks**

Land and/or water primarily in its natural state except for manmade recreation facilities and dedicated and used for recreation, scenic, leisure, conservation, historic or ornamental purposes.

### **2.39 Principal Building**

A building in which is conducted the principal use of the lot on which it is situated.

### **2.40 Street**

A public highway or a proposed public highway shown upon a plan duly approved by the Town Plan and Zoning Commission in full accordance with the Glastonbury Subdivision and Resubdivision Regulations.

### **2.41 Structure**

Anything constructed or erected which requires location on the ground, including signs, but not including fences or walls used as fences the maximum height of which is less than four (4) feet above the ground.

### **2.42 Supervised Group Quarters**

A dwelling housing a group of persons during a period in which such persons are undertaking a program of vocational training, counseling, social rehabilitation or other similar programs, such as children's homes and group homes. Supervised group quarters shall not be considered a rooming house, boarding house or lodging house.

### **2.43 Tourist Home**

A dwelling, part of which is occupied by the owner of the dwelling as his permanent residence, in which overnight accommodations are offered or provided for compensation to two or more transient persons up to a maximum of six persons.

### **2.44 Trailer-Mobile Home**

Any vehicle or similar portable structure which is or can be used for sleeping, living or working quarters and which is, has been, or can be mounted on wheels, whether or not resting upon a temporary or permanent foundation.

### **2.45 Trailer Camp**

Any lot, parcel, subdivision or area of land which is used or permitted to be used for the parking of more than one occupied trailer (mobile home).



## **2.46 Use**

The “use” of property is the purpose or activity for which the land or structure or building thereon is designed, arranged, intended, occupied or maintained, and shall include any manner of performance of such activity with respect to the standards and requirements of these Regulations.

## **2.47 Yard**

An open space of generally uniform width or depth on the same lot with a building or group of buildings and the nearest lot line, and is unoccupied and unobstructed by any portion of a structure from the ground upward except as otherwise provided herein. In measuring a yard as hereinafter provided, the line of a building shall be deemed to mean a line parallel to the nearest lot line, drawn through the point of the building or the point of a group of buildings nearest to such lot line.

## **2.48 Yard, Front**

A yard extending across the full width of the lot and lying between the front property line (street line) of the lot and the nearest line of the principal building.

## **2.49 Yard, Rear**

A yard extending across the full width of the lot and lying between the rear property line of the lot and the nearest line of the principal building.

## **2.50 Yard, Side**

A yard between the side line of the lot and the nearest line of the principal building and extending from the front yard to the rear yard, or, in the absence of either of such yards, to the front or rear lot line, as the case may be.

## **2.51 Agricultural Group Quarters, Seasonal**

Any trailer or mobile home used for living and sleeping by seasonal agricultural workers (migrant) and located on a farm where agricultural production is the principal means of livelihood as defined by Section 12-91 of the Connecticut General Statutes and recorded with the Town Assessor. EFFECTIVE JULY 1, 1983

## **2.52 Deck**

An open exterior floor system supported on at least two (2) opposing sides by an adjoining structure and/or post, or piers. EFFECTIVE FEBRUARY 4, 1994.

## **2.53 Grandfathered Use**

For purposes of Section 4.13.6 of these regulations, a use existing prior to the enactment of current zoning that does not conform to current zoning, but which is permitted as a legal pre-existing use due to its conformance with the development requirements of the zone existing prior to the enactment of these Town Center Regulations.

## **2.54 Floor Area Ratio**

The ratio of total building floor area to area of the lot, excluding unfinished basements, utility rooms, open porches, elevator shafts, common stair towers, carports, garages and parking structures.